

Before the Board of Zoning Adjustment, D. C.

Application No. 11499, of Koones and Montgomery, Inc., pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to continue operation of a parking lot in the R-3 zone as provided by Section 3101.48, at the rear of premises 2130-54 Wisconsin Avenue, N.W., Lots 876, 916, 326, Square 1300.

HEARING DATE: November 14, 1973  
EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The subject property is located in a C-2-A District and partially in an R-3 zone.
2. This lot has been in operation for four (4) years by Order of this Board. (Appeal No. 9638, dated November 20, 1969.)
3. The parking lot is rented to Theodore Furniture, Inc., who uses the lot solely for customer parking only.
4. The Department of Highways and Traffic offers no objection to the continuation of this parking lot.
5. No opposition was registered at the public hearing. However, letters were received from neighbors stating they had no objection to the continuance of this lot, but the fence that screens this property is in bad need of repair.

CONCLUSIONS OF LAW:

The Board concludes that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected.

ORDERED:

THAT THE ABOVE APPLICATION BE GRANTED, FOR ONE (1) YEAR  
SUBJECT TO THE FOLLOWING CONDITIONS:

- a. The wooden fence which screens the property from the residential zone shall be repaired. All other defects in this lot shall be corrected. When these conditions have been corrected to the satisfaction of this Board, a Certificate of Occupancy will be issued.

b. Per shall issue for a period of one (1) year but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

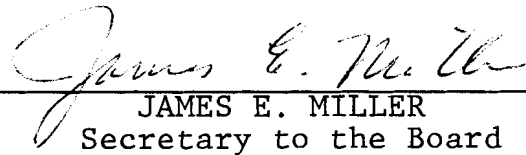
VOTE: 4-0 (Mr. Harps absent, not voting.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT.

FINAL DATE TO THIS ORDER: **MAR 26 1974**

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ATTESTED BY: \_\_\_\_\_

  
JAMES E. MILLER  
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.